

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NRC Hopewell and Oakhurst Ave. * ZONING COMMISSIONER
1615 Hopewell Avenue *
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Legal Owner * Case No. 92-89-A
First Baptist Church of *
Back River *
Contract Purchaser *
Hopewell Day Care, Inc. *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request, pursuant to the Petition for Zoning Variance, a variance from Section 424.7.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side perimeter vegetation buffer of 0 ft. in lieu of the required 20 ft. and Section 409.8.A.4 to allow parking spaces setback from street right of way of 5 ft. in lieu of the required 10 ft. and to amend case No. 91-322-SPHXA. The proposed variances are more particularly described on Petitioners' Exhibit No. 2 to be compared with the Petitioners' original plan (Petitioners' Exhibit No. 1), as described below and submitted in case No. 91-322-SPHXA.

The Petitioners, by Darryl G. Fletcher, Esquire, appeared. Appearing and testifying on behalf of the Petition was Edward Canino, Architect, E.M. Canino and Associates. Also appearing in support of the Petition, but not testifying, were Catherine Drayton and Eloise Stockdale of the Baltimore County Office for Children and Patricia Heidel and Kevin M. Roddy of the Department of Community Development for Baltimore County.

Testimony indicated that the subject property, known as 1615 Hopewell Avenue, consists of .2850 acres +/-, zoned D.R.5.5 and is currently improved with a one story structure which houses the Hopewell Day Care Center.

Evidence also indicated that the subject property is owned by the First Baptist Church of Back River which is situated across Oakhurst Avenue from the subject site, as indicated on Petitioners' Exhibits Nos. 1 and 2.

Mr. Canino testified that this matter originally came before this office for a hearing in April of 1991 under case No. 91-322-SPHXA. The Petitioners appeared at that time on a request for a special exception to approve the day care center, as well as a number of related variances. By Order of the Zoning Commissioner dated May 14, 1991, the Petitions for Special Exception and Zoning Variances were approved. Those Findings of Facts and Conclusions of Law are adopted herein.

Mr. Canino further testified that following the Zoning Commissioner's Order of May 14, 1991, the project proceeded through the C.R.G. process. During that process, certain recommendations were made by the Department of Traffic Engineering regarding changes in the parking configuration on the south side of the property bordering Oakhurst Avenue. He testified that a new plan, as shown on Petitioners' Exhibit No. 2, and in accordance with Traffic Engineering's recommendations, provided for an extended curb cut along the south side of the property to permit an additional four (4) parallel parking spaces along Oakhurst Avenue. Further, the new plan allowed for a better drop-off for the children who attend the Day Care Center. Mr. Canino further testified that, due to these changes made upon the advice of the Department of Traffic Engineering, the requested variances were necessary.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section

-2-

307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners and the requested changes will benefit not only the subject site but also the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of Sept. 1991 that, pursuant to Petition for Zoning Variance, a variance from Section 424.7.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side perimeter vegetation buffer of 0 ft. in lieu of the required 20 ft. is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A.4 to allow parking spaces setback from street right-of-way of 5 ft. in lieu of the required 10 ft. and to amend zoning case No. 91-322-SPHXA, in accordance with Petitioner's Exhibit No. 2, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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2. The Findings of Fact and Conclusions of Law, as set forth in the Zoning Commissioner's Order of May 14, 1991, are hereby ratified and affirmed, except as expressly amended by the findings and conclusions expressed herein.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 9/21/91
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/21/91
By [Signature]

ORDER RECEIVED FOR FILING
Date 9/21/91
By [Signature]

-4-

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-89-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 424.7.B to allow a side perimeter vegetation buffer of 0' in lieu of required 20' and 409.8.A.4 to allow parking spaces setback from street R/W of .5' in lieu of the required 10' and to amend case 91-322-SPHXA

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I We do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
HOPEWELL DAY CARE INC. BY:	FIRST BAPTIST CHURCH OF BACK RIVER
(Type or Print Name)	(Type or Print Name)
Signature	Signature
1613 HOPEWELL AVENUE	BY: PASTOR ISAIAH HILL
Address	(Type or Print Name)
BALTIMORE, MD 21221	Signature
City and State	
Attorney for Petitioner:	
DARRYL G. FLETCHER	Address
(Type or Print Name)	Phone No.
Signature	City and State
8905 HARKFORD ROAD	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	
BALTIMORE, MD 21234	PASTOR ISAIAH HILL
City and State	Name
Attorney's Telephone No.: 882-2000	1613 HOPEWELL AVENUE 687-3040
	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____ 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore

County, on the _____ day of _____ 19____, at _____ o'clock _____M.

ORDER RECEIVED FOR FILING

Date _____
By _____ (over)

Zoning Commissioner of Baltimore County.

SILBERMANN & ASSOCIATES, INC.

Engineers • Planners • Surveyors

3527 EAST JOPPA ROAD

BALTIMORE, MARYLAND 21234

(301) 661-5888

FAX No. 661-0728

FEBRUARY 7, 1991

DESCRIPTION OF A PARCEL OF LAND ON THE SOUTHEAST CORNER OF HOPEWELL AVENUE AND OAKHURST AVENUE IN THE 15TH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND, KNOWN AS # 1615 HOPEWELL AVENUE.

BEGINNING AT A PIPE SET ON THE SOUTHEAST SIDE OF HOPEWELL AVENUE, AS WIDENED TO FIFTY FEET, AT THE INTERSECTION OF THE PROPERTY LINE IN COMMON WITH # 1617 HOPEWELL AVENUE;

THENCE, ALONG THE SAID LINE;

(1) S 59°56'53" E 140.00 FT.

(2) S 30°03'07" W 89.03 FT.

(3) N 59°56'53" W 125.00 FT.

(4) THENCE, WITH A CURVE TO THE RIGHT, WITH A RADIUS OF 15.00 FT. AND AN ARC LENGTH OF 23.56 FT.;

(5) N 30°03'07" E 74.03 FT.

TO THE PLACE OF BEGINNING.

BEING LOT # 20 C AND LOT # 21, AS RECORDED ON THE SUBDIVISION OF "MIDRIVER PARK" IN BALTIMORE COUNTY PLAT BOOK # 4, FOLIO # 12, AS MODIFIED BY THE WIDENING OF HOPEWELL AVENUE TO 50 FEET WIDE AND OAKHURST AVENUE TO 40 FEET WIDE.

CONTAINING 12,414.60 SQUARE FEET, OR 0.2850 ACRES OF LAND, MORE OR LESS.

HARVEY SILBERMANN, P.E.
PROFESSIONAL ENGINEER
MARYLAND P.E. # 4240



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: _____ Date of Posting: 9/21/91
Posted for: _____
Petitioner: _____
Location of property: _____
Location of Sign: _____
Remarks: _____
Posted by: _____ Date of return: 9/21/91
Number of Signs: _____

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date _____ Account: R0016150
Number _____

Please Make Checks Payable to Baltimore County \$175.00
BA C001:13PH08-22-91

Cashier Validation



111 West Chesapeake Avenue
Towson, MD 21204

887-3354

August 29, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: #92-89-A
NRC Hopewell and Oakhurst Avenues
1615 Hopewell Avenue
15th Election District
5th Councilmanic District
Petitioner(s): Legal Owner: First Baptist Church of Back River
Contract Purchaser: Hopewell Day Care, Inc.

HEARING: MONDAY, September 23, 1991, 9 a.m.

Variance to allow a site perimeter vegetation buffer of zero feet in lieu of the required 20 feet; to allow parking spaces setback from street right-of-way of .5 feet in lieu of the required 10 feet; and to amend case #91-322-SHMA.

J. Robert Haines
ROBERT HAINES

Zoning Commissioner of
Baltimore County

cc: Hopewell Day Care, Inc.



111 West Chesapeake Avenue
Towson, MD 21204

887-3354

September 20, 1991

Darryl G. Fletcher, Esquire
8905 Harford Road
Baltimore, MD 21234

RE: Item No. 95, Case No. 92-89
Petitioner: First Baptist Church
Petition for Zoning Variance

Dear Mr. Fletcher:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Hopewell Day Care, Inc.
1615 Hopewell Avenue
Baltimore, MD 21234



111 West Chesapeake Avenue
Towson, MD 21204

887-3354

Your petition has been received and accepted for filing this

22nd day of August, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: First Baptist Church of Back River

Petitioner's Attorney: Darryl G. Fletcher



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(410) 887-1500

SEPTEMBER 16, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: FIRST BAPTIST CHURCH OF BACK RIVER

Location: #1615 HOPWELL AVENUE

Item No.: 95 Hearing Agenda: AUGUST 21, 1991

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the contents refer to the applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *[Signature]* Voted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

JF/YEF

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: October 8, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahoe J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: September 3, 1991

ITEM NUMBER: 95

Please see the D.R.G. comments for this site.

Rahoe J. Famili
Rahoe J. Famili
Traffic Engineer II

RJF/lva

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
October 7, 1991

TO: ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: RICHARD F. SEIM, PLANS REVIEW CHIEF,
DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 95
PROPERTY OWNER: First Baptist Church of Back River
Contract Purchaser: Hopewell Day Care, Inc.
LOCATION: NEC Hopewell & Oakhurst Avenue (#1615 Hopewell Ave)
ELECTION DISTRICT: 15th
COUNCILMANIC DISTRICT: 5th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () RAMPS (degree slope)
- () NUMBER PARKING SPACES () CURB CUTS
- () BUILDING ACCESS () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (X) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY COUNCIL BILL #192-90 EFFECTIVE 1/13/91

RECEIVED
OCT 10 1991
ZONING OFF

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 24, 1991
Zoning Administration and Development Management

FROM: Robert W. Dowling, P.E.

RE: Zoning Advisory Committee Meeting
for September 3, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 55, 56, 54, 62, 83, 85, 89, 90, 93, 94, 96, 97, 98, and 99.

For Item 81, see the County Review Group comments for the St. Lukes Apartment site.

For Item 91, the previous County Review Group and Public Works Agreement comments remain in effect.

For Item 92, the previous County Review Group comments remain in effect.

For Item 95, see the County Review Group comments for this site.

For Item 101, comments are reserved for this site until the County Review Group meeting.

Robert W. Dowling
ROBERT W. DOWLING, P.E., Chief
Developers Engineering Division

RWD:cs

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 24, 1991
Zoning Administration and Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: First Baptist Church of Back River, Item No. 95

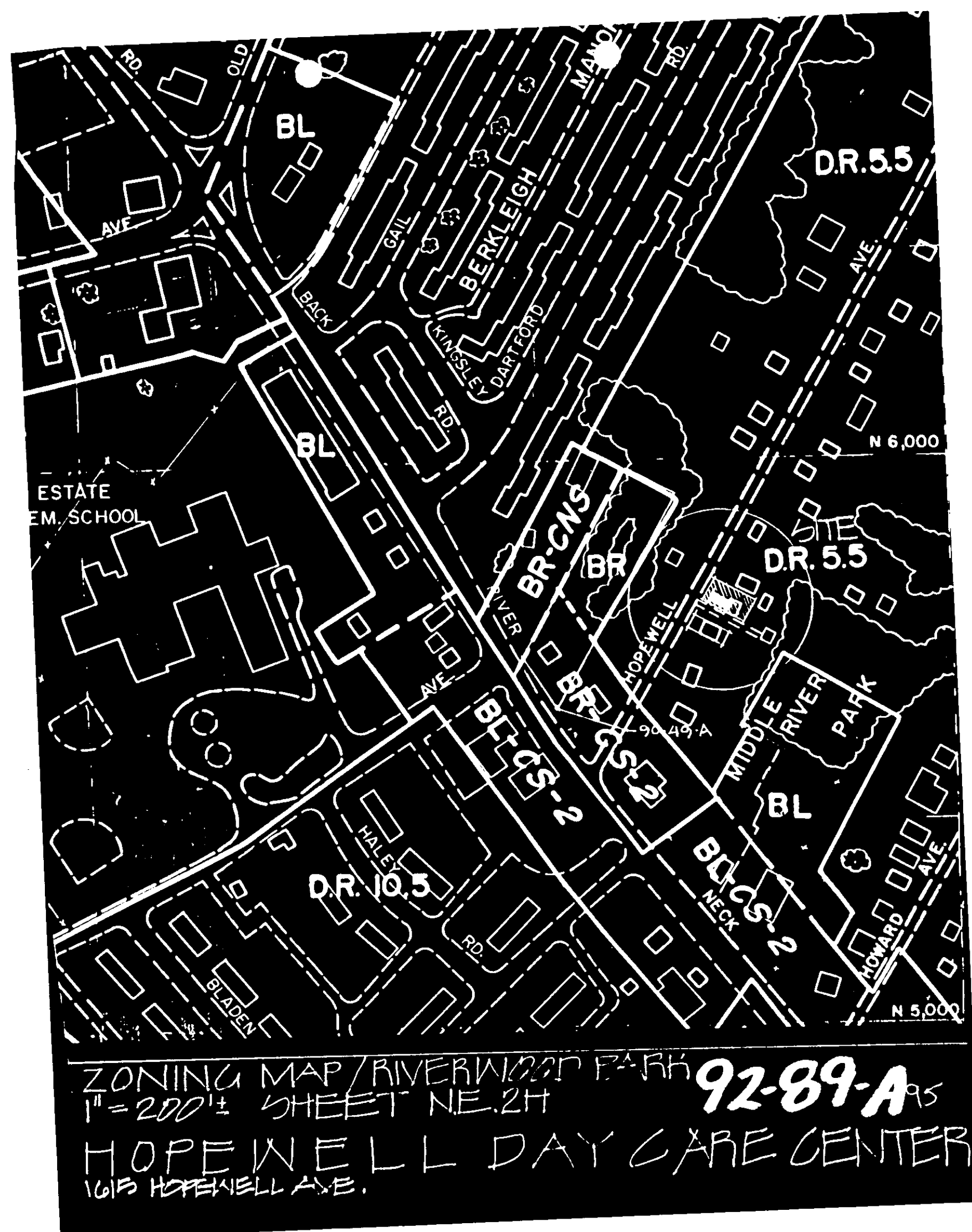
In reference to the subject case, staff offers the following comments:

The revised site plan has been amended to provide for a suitable drop-off area. Should the limited number of parking spaces become a problem, this office recommends that additional spaces be provided behind the existing sanctuary.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:rdn

Per A.J.
Hearing Set in early.
Property posted-
NO ADVERTISING

[illegible][illegible]

1. EXISTING ZONING: D.R. 5.5
CURRENT USE: SMALL SUBSLOW GROWED AS OF TOP OF CHOCOLATES
PROPOSED USE: DEMOLITION OF BRYANT C.W. CONSTRUCTION OF LANEWAY AT C.W. BRYANT CENTER
2. COMPLICATED DISTRICT: 5. 3. CENSUS TRACT: 4508.02
4. SUBWATERSHED: 5. ELECTION DISTRICT: 156
6. TAX# 150620393. 7. DEED REFERENCE: LIP# W.P.C. #506, FOLIO 147.
8. NO WETLANDS, NO SIGNIFICANT GEOLOGICAL FORMATIONS OR OTHER UNUSUAL NATURAL FORMATIONS, NO CRITICAL AREAS, NO ARCHEOLOGICAL SITES, NO ENDANGERED SPECIES HABITAT AND NO HAZARDOUS MATERIALS ON SITE TO THE BEST OF OUR KNOWLEDGE.
10. FLOOR AREA REQUIRED: 2,320 SQ.FT. (ONE FLOOR).
11. PARKING REQUIRED: 6 (1 SPACE PER DAY CARE PERSONNEL, MAX. 6 STAFF PERSONS).
12. PARKING PROVIDED: 6 SPACES.
13. LANDSCAPING REQUIREMENT: LANDSCAPING AREA PROVIDED: 3,708 SQ.FT.
TOTAL OPEN SPACE INCLUDING PLAY AREAS AT 5,640 AND LANDSCAPING AT 3,708 SQ.FT. EQUALS 9,348 SQ.FT.

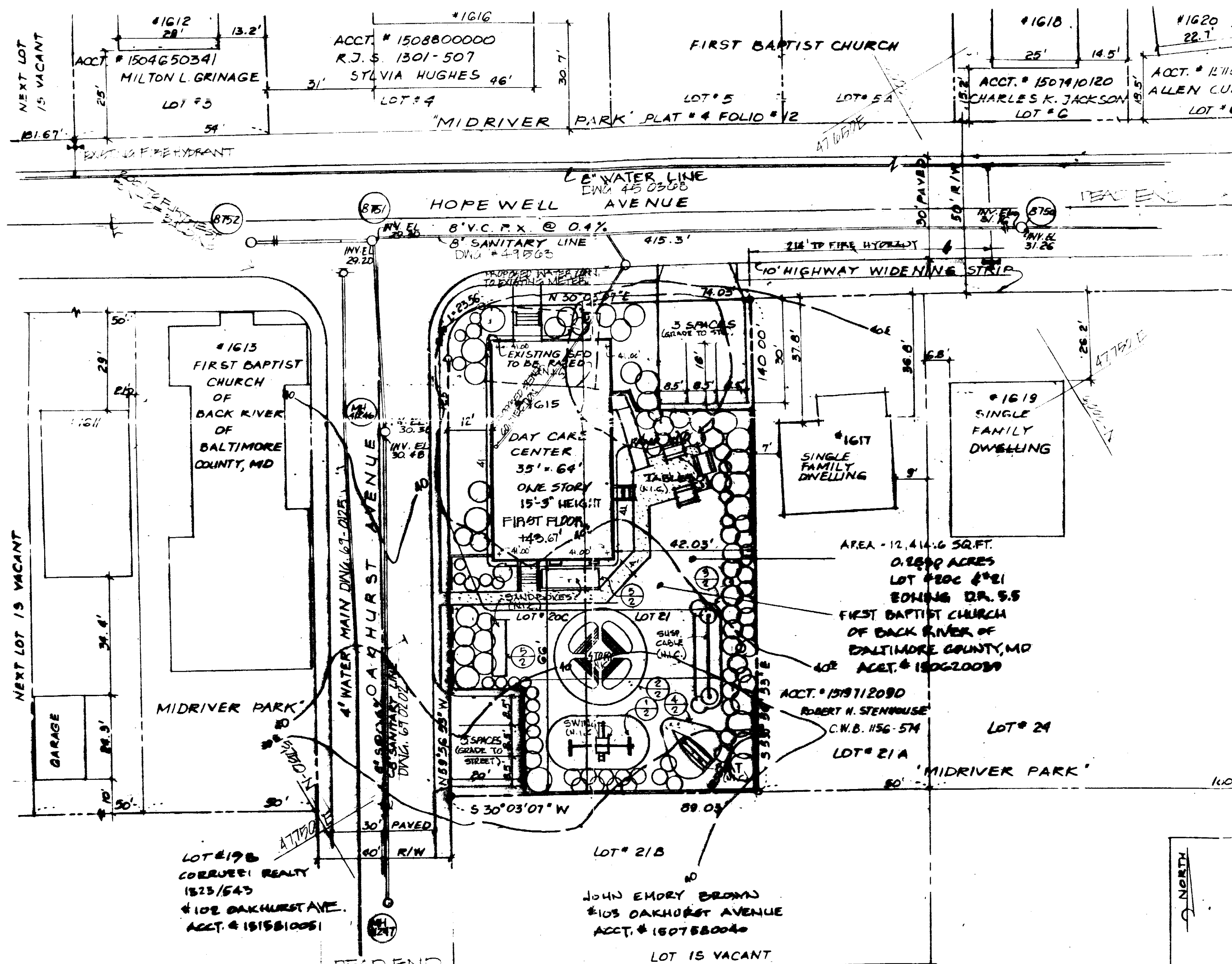
14. TOTAL AREA TO BE DISTURBED FOR BUILDING CONSTRUCTION REPRESENTS A TOTAL OF 30 AUGERED POINT FOOTINGS UNDER THE MODULAR BUILDING PLUS 13 MINOR POINT FOOTINGS UNDER STAIRS AND RAMP PLUS 4 STAR PAD LANDINGS PLUS AREA OF DEMOLITION OF EXISTING SMALL BUILDING TOTALING 1,440 SQ.FT. IN ADDITION THERE IS 675 SQ.FT. OF SIDEWALK AND 1,583 SQ.FT. OF PAVED PARKING AREAS.

THE TOTAL AREA TO BE DISTURBED WITH EXCAVATION OF VARIOUS LEVELS IS 3,698 SQ.FT.

THE REMAINING TERRAIN WILL BE MINIMALLY GRADED, SEEDED WITH PLAYGROUND EQUIPMENT INSTALLED.

15. MAXIMUM HEIGHT OF BUILDING IS MEASURED FROM THE FRONT LOBBY TO PEAK OF BUILDING. THIS MEASUREMENT IS TAKEN FROM THE EXISTING GROUND ELEVATION, BEFORE THE GRADING OF THE SITE TO THE PROPOSED HIGHEST PART OF BUILDING. MAXIMUM HEIGHT = 16'-6"
16. ALL SIDEWALKS SHALL BE FULLY COVERED WITH APPROVED VARIANCES.
17. PUBLIC WATER AND SEWER AVAILABLE.
18. ON SITE LIGHTING SHALL BE SO ARRANGED AND SHIELDED AS TO CONFINE ALL DIRECT LIGHT RAYS ENTIRELY WITHIN THE BOUNDARY LINES OF THE SITE AND PREVENT THE REFLECTED LIGHT RAYS FROM SHINING OR GLARING ON ANY PORTION OF ANY ADJACENT MOTORWAY OR INTO THE PATH OF ON COMING VEHICLES.
19. ALL PARKING AREAS WILL BE PAVED WITH MACADAM AND PERMANENTLY STAMPED.
20. SIGN VARIANCE, IF NEEDED, WILL BE APPLIED FOR AT A LATER DATE. NO SIGNS ARE SHOWN AT THIS TIME. SIGNS WILL BE IN COMPLIANCE WITH 424.6 OF THE BCRA.
21. APPLICATION WILL BE MADE FOR SANITARY SEWER AND WATER SERVICE.
22. PROPERTY DOES NOT FALL WITHIN THE OSCA.

L. WATER LINE
 DWA 45 0508
 AVENUE
 HOPE WELL
 8" V.C. P.X. @ 0.4%
 8" SANITARY LINE
 DWA 44 1965
 415.3'
 14.03'
 140.00...
 30'
 37.8'
 10' HIGHWAY
 1615
 DAY CARE CENTER
 33' x 66'
 ONE STORY
 1900' HEIGHT
 FIRST FLOOR
 1400 SF
 62.03'
 1617
 SINGLE FAMILY DWELLING
 AREA
 LOT 20
 LOT 21
 SUBS. CABLE (W.C.)
 SWINGLOUT
 53°03'07" W
 89.03'
 58.59' S 59.3° E
 402'
 ACCT. # 15197120
 ROBERT H. STE
 C.N.B. 115
 LOT #
 DATE

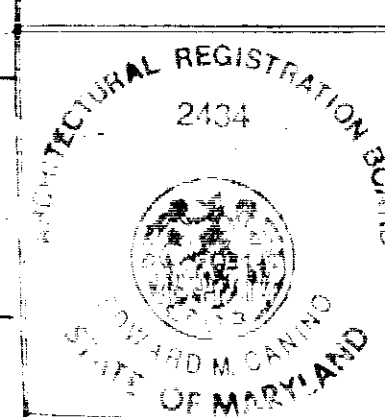


- NOTES:
1. FLOOR AREA RATIO
BLDG AREA = 2520 #
TOTAL AREA = 12,414.6
 $\frac{2520}{12,414.6} = 10.66\%$
PARKING REQUIRED
1 SPACE PER DAYCARE PERSONNEL, MAX. 6 STAFF PEOPLE
PARKING SPACES REQUIRED = 6
PARKING SPACES PROVIDED = 6
 2. PROPERTY DOES NOT FALL W/IN CBCA
 3. SIGNS WILL BE IN COMPLIANCE WITH #24.6 OF THE BCZR
 4. COUNTY COUNCIL DISTRICT 5, ELECTION DISTRICT 15,
CENSUS TRACT 4508.02, REGIONAL PLANING DISTRICT 32B

CRQ PLAN
HOPEWELL CHILD DAY CARE CENTER
PLANNING NO. 7110/N 91-05 DR B/E
ELECTION DIST. 1
BENK-DAS 40062
JULY 15 1991
PUBLIC SERVICE NO. 7110
COUNCILMATIC DIST. 3
BALTIMORE, MD.
PLAN. 1"=20'

REVISIONS		
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OWNER	APPLICANT
HOPENELL DAY CARE INC. 1613 HOPENELL AVE. BALTIMORE, MD. 21221. 687-8040 BETTOR I. HILL	HOPENELL DAY CARE INC. 1613 HOPENELL AVE. BALTIMORE, MD. 21221. 687-8040 BETTOR I. HILL



E.M. CANINO + ASSOCIATES
ARCHITECTS / PLANNERS

8811 Harford Road / Baltimore, Maryland 21234 / 301/661-0415 / FAX 301/661-4224

PLAT TO ACCOMPANY PETITION
FOR ZONING HEARINGS
FOR HORNWELL AVENUE, BALTIMORE, MARYLAND
ELECTION DISTRICT 18, CENSUS TRACT 4508.02
REGIONAL PLANNING DISTRICT 368
*1515 HORNWELL AVENUE
JAN 31, 1991 1' 20" H. SILBERMANN

• 1615 M.
JAN 31 1991

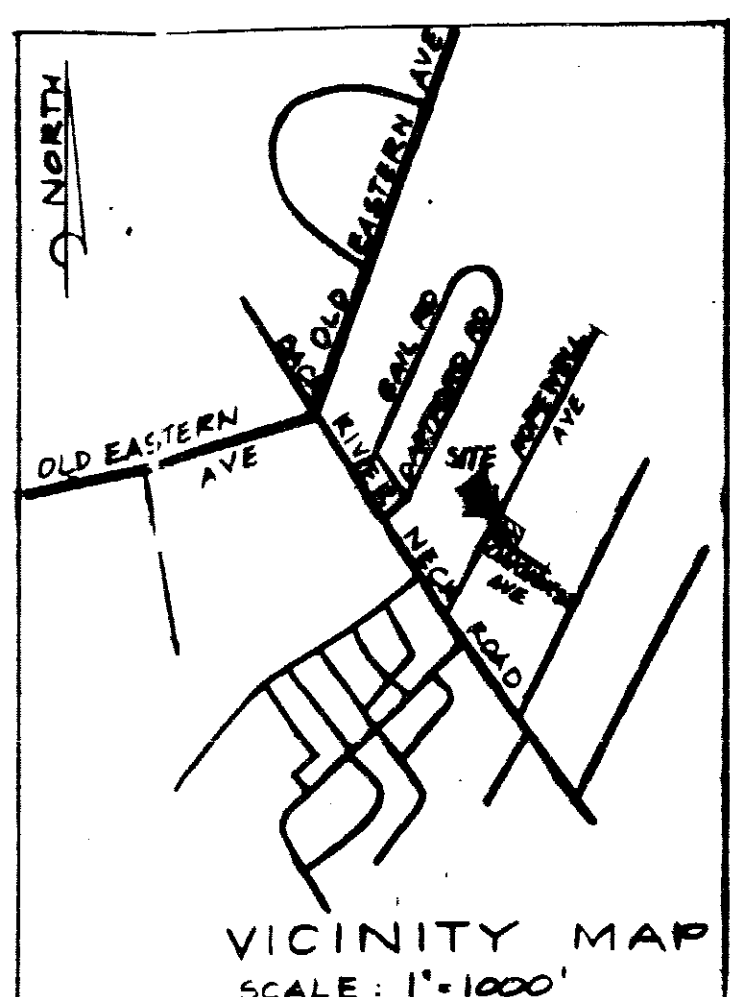
FEB. 6, 1991

E. M. CANINO + ASSOCIATES
ARCHITECTS / PLANNERS



SHEET NO.

1



GENERAL NOTES

- EXISTING ZONING: D.R. 5.5
 - CURRENT USE: SMALL BUNGALOW USED AS CHURCH OFFICES
 - PROPOSED USE: DEMOLITION OF BUNGALOW, CONSTRUCTION OF CHILD DAY CARE CENTER
 - COUNCILMANIC DISTRICT: 5
 - CENSUS TRACT: 4508.02
 - ELECTION DISTRICT: 15
 - DEED REFERENCE: LIBERTY W.P.C. #506, FOLIO 1147
 - TAX# 150620039
 - NO WETLANDS, NO SIGNIFICANT GEOLOGICAL FORMATIONS OR OTHER UNUSUAL NATURAL FORMATIONS, NO CRITICAL AREAS, NO ARCHEOLOGICAL SITES, NO ENDANGERED SPECIES HABITAT AND NO HAZARDOUS MATERIALS ON SITE TO THE BEST OF OUR KNOWLEDGE
 - AREA: 12,414.6 SQ. FT. GROSS
 - FLOOR AREA PROPOSED: 2,320 SQ. FT. (ONE FLOOR)
 - PARKING REQUIRED: 6 (1 SPACE PER DAY CARE PERSONNEL, MAX. 6 STAFF PEOPLE)
 - PARKING PROVIDED: 6 SPACES
 - LANDSCAPING REQUIREMENT: LANDSCAPING AREA PROVIDED: 3,708 SQ. FT. TOTAL OPEN SPACE INCLUDING PLAY AREAS AT 5,640 AND LANDSCAPING AT 3,708 SQ. FT. EQUALS 9,348 SQ. FT.
- ## SEDIMENT CONTROL AREA CALCULATIONS
- TOTAL AREA TO BE DISTURBED FOR BUILDING CONSTRUCTION REPRESENTS A TOTAL OF 34 AUGERED POINT FOOTINGS UNDER THE MODULAR BUILDING PLUS 13 MINOR POINT FOOTINGS UNDER STAIRS AND RAMP PLUS 4 STAIR PAD LANDINGS PLUS AREA OF DEMOLITION OF EXISTING SMALL BUILDING TOTALING 1,440 SQ. FT. IN ADDITION THERE IS 675 SQ. FT. OF SIDEWALK AND 1,583 SQ. FT. OF PAVED PARKING AREAS
 - THE TOTAL AREA TO BE DISTURBED WITH EXCAVATION OF VARIOUS LEVELS IS 3,698 SQ. FT.
 - THE REMAINING TERRAIN WILL BE MINIMALLY GRADED, SEEDING WITH PLAYGROUND EQUIPMENT INSTALLED.
 - MAXIMUM HEIGHT OF BUILDING IS MEASURED FROM THE FRONT LOBBY TO PEAK OF BUILDING. THIS MEASUREMENT IS TAKEN FROM THE EXISTING GROUND ELEVATION. BEFORE THE GRADING OF THE SITE TO THE PROPOSED HIGHEST PART OF BUILDING MAXIMUM HEIGHT = 16' 6"
 - YARD SETBACKS AS SHOWN ON DRAWING COVERED WITH APPROVED VARIANCES
 - PUBLIC WATER AND SEWER AVAILABLE
 - ON SITE LIGHTING SHALL BE SO ARRANGED AND SHIELDED AS TO CONFINED ALL DIRECT LIGHT RAYS ENTIRELY WITHIN THE BOUNDARY LINES OF THE SITE AND TO PREVENT THE REFLECTED LIGHT RAYS FROM SHINING OR GLARING ONTO ANY PORTION OF ANY ADJACENT MOTORWAY OR INTO THE PATH OF ON COMING VEHICLES
 - ALL PARKING AREAS WILL BE PAVED WITH MACADAM AND PERMANENTLY STRIPED
 - SIGN VARIANCE, IF NEEDED, WILL BE APPLIED FOR AT A LATER DATE. NO SIGNS ARE SHOWN AT THIS TIME. SIGNS WILL BE IN COMPLIANCE WITH 424.6 OF THE BCZR
 - APPLICATION WILL BE MADE FOR SANITARY SEWER AND WATER SERVICE
 - PROPERTY DOES NOT FALL WITHIN THE CBCA
- ## AREAS USED IN DISTURBED SOILS CALCULATIONS

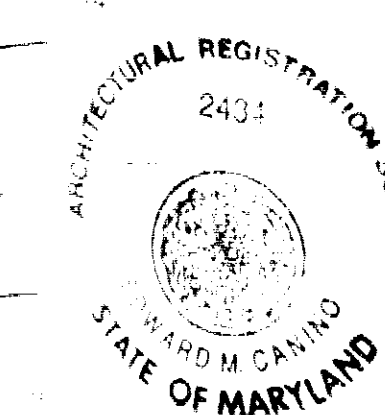
ZONING HISTORY

CASE NO. 91-322 SPHXA
HOPEWELL CHILD DAY CARE CENTER
TO THE BEST OF OUR KNOWLEDGE, THIS PROPERTY HAS NO HISTORY OF ZONING INVOLVEMENT OTHER THAN THE CASE NUMBER ABOVE THAT RESULTED IN A DECISION BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY ON MAY 14, 1991.
THE GRANTED POINTS ARE AS FOLLOWS:

- BULK STANDARDS OF SECTION 424.7B ARE VARIANCED
- USE AS A CLASS B CHILD CARE CENTER WITHIN RTA IS GRANTED
- VARIANCE FROM 424.7A PERMIT SITE ACREAGE OF 2850 ACRES IN LIEU OF ONE ACRE REQUIRED
- VARIANCE FROM SECTION 424.7B PERMIT FRONT YARD SETBACK OF 10 FEET IN LIEU OF 25 FEET REQUIRED
- VARIANCE FROM SECTION 424.7C PERMIT SIDE YARD SETBACK OF 12 FEET IN LIEU OF 50 FEET REQUIRED, AND 4' 11" FEET IN LIEU OF 50 FEET REQUIRED
- VARIANCE FROM SECTION 424.7D PERMIT SIDE PERIMETER VEGETATIVE BUFFER OF 10 AND 12 FEET IN LIEU OF 20 FEET REQUIRED. REAR PERIMETER BUFFER OF 6 FEET IN LIEU OF 20 FEET REQUIRED
- VARIANCE FROM SECTION 424.7E PERMIT NO ON SITE DROP OFF DELIVERY AREA IN LIEU OF SIDE OR REAR YARD DROP OFF AREA
- VARIANCE FROM SECTION 424.1b TO PERMIT FENCE WITH 0 FOOT SETBACK IN LIEU OF 20 FEET REQUIRED
- VARIANCE FROM SECTION 409.8(A)(4) ALLOW PARKING WITHIN 2 FEET OF A STREET ROW IN LIEU OF 10 FEET REQUIRED

ALL OF THE ABOVE MENTIONED POINTS ARE INCORPORATED IN THIS CRG SITE PLAN.

HEARING PLAN



E.M. CANINO + ASSOCIATES
ARCHITECTS/PLANNERS

ZONING VARIANCE

TO ALLOW A SIDE PERIMETER VEGETATIVE BUFFER OF 0 FEET IN LIEU OF REQUIRED 20 FEET AND 409.8 A 4 TO ALLOW PARKING SPACES SET BACK FROM STREET ROW OF 5 FEET IN LIEU OF THE REQUIRED 10 FEET AND TO AMEND CASE 91-322 SPHXA

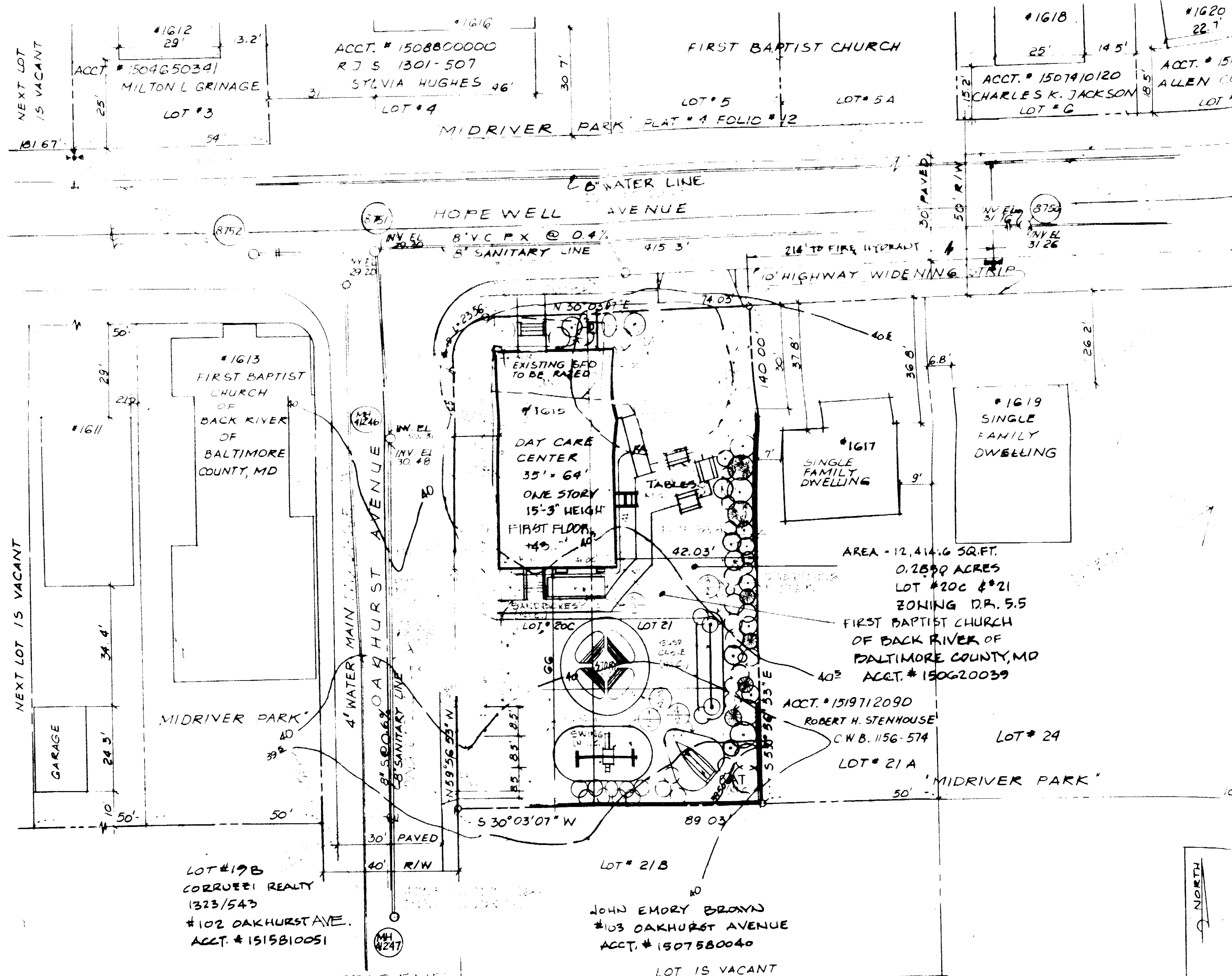
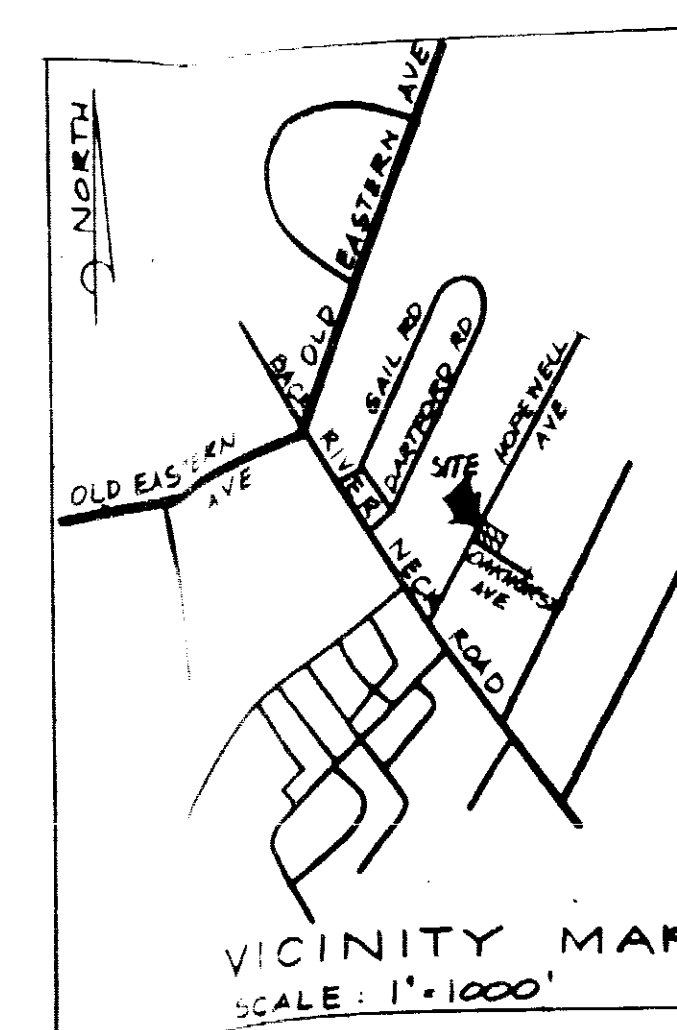
92-89-A

PLAT TO ACCOMPANY PETITION FOR ZONING HEARING
FOR HOPEWELL CHILD DAY CARE CENTER
ELECTION DISTRICT 15, BALTIMORE COUNTY, MARYLAND
REGIONAL PLANNING DISTRICT 328
#1615 HOPEWELL AVENUE
JAN 31, 1991 1' 20" H. SILBERMANN

E.M. CANINO + ASSOCIATES
ARCHITECTS/PLANNERS



SHEET NO.



NOTES

- FLOOR AREA RATIO
BLDG AREA = 2320.0' = 18.68%
TOTAL AREA = 12,414.6
PARKING REQUIRED
1 SPACE PER DAYCARE PERSONNEL, MAX. 6 STAFF PEOPLE
PARKING SPACES REQUIRED = 6
PARKING SPACES PROVIDED = 6
- PROPERTY DOES NOT FALL W/IN CBCA
- SIGNS WILL BE IN COMPLIANCE WITH 424.6 OF THE BCZR
- COUNTY COUNCIL DISTRICT 5, ELECTION DISTRICT 15, CENSUS TRACT 4508.02, REGIONAL PLANNING DISTRICT 328